MINUTES – TOWN COUNCIL
REGULAR MEETING
AUGUST 26, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 5:00 p.m. on Wednesday, August 26, 2026, in the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Pro-Tem Todd Carter presided. Council members present included Virginia Roseman, Adrian Tait, Anne Pruitt, and Anitra Ball. Staff present included Interim Town Manager Hank Perkins, Town Clerk Nicole Harmon, Planning Director Jane Shook, Public Works Director Todd Moody, Advanced Planning Specialist Jessica Mitchell, Commercial Zoning Administrator Amy Snider, Sustainability and Special Projects Manager George Santucci, Cultural Resources Director Mark Freed (remote), Downtown Development Director Lane Moody (remote), Finance Director Guy Miller, Police Chief Daniel Duckworth, and Town Attorney Allison Meade.

MOMENT OF SILENCE

A brief moment of silence was observed.

WORK SESSION

Discussion on Annexation Policy

Ms. Shook requested feedback regarding the cost-benefit analysis of certain annexations required under the Town's water and sewer code after recent changes to state law that removed the Town's zoning authority over certain state-owned or managed projects. Ms. Meade explained due to the statutory changes, the Town could no longer regulate zoning for state-owned or managed properties; this defeated the purpose of the town's ordinances requiring annexation before

water/sewer could be extended to properties outside the present corporate limits. In the absence of zoning authority, the outcome of requiring annexation of such properties was only to the detriment of the town: requiring provision of town services and the loss of payment of double water/sewer rates.

Ms. Shook asked whether the Town should continue requiring annexation as a condition of extending water and sewer services to state-owned properties when annexation would create additional service and staff obligations without providing corresponding zoning authority over the development. Council Member Roseman stated that the Town should do all it could to protect the people of Boone. After brief discussion, Council Member Roseman made a motion to direct staff to move forward with amendments to Town Code § 50.291 to carve out an additional exemption from the annexation requirement for state-owned or state-managed projects mirroring the statutory exemption of such projects from local zoning regulation. Mayor Pro-Tem Carter seconded the motion, which carried unanimously.

Mayor Pro-Tem Carter brought forward the draft Artificial Intelligence (AI) Policy for discussion. Following brief discussion, it was the consensus of Council to direct the Town Attorney and Interim Town Manager to review the draft policy and work with Department Heads to provide input before bringing the policy back to Council for consideration.

Mayor Pro-Tem Carter declared a break at 5:25 p.m. Council reconvened at 5:32 p.m.

Upon a motion by Mayor Pro-Tem Carter, seconded by Council Member Roseman, Council voted unanimously to enter into closed session at 5:32 p.m. pursuant to the following:

1. N.C. Gen. Stat.§ 143-318.11(a)(1), to review, approve, and seal closed session minutes from Council's prior closed session(s).
2. N.C. Gen. Stat.§ 143-318.11(a)(3), to consult with the Town Attorney in order to preserve the attorney-client privilege between the attorney and the Town Council, and obtain legal advice, consider, and/or give instructions to the attorney concerning one or more potential legal claims.
3. N.C. Gen. Stat.§ 143-318.11(a)(6), to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

REQUESTED APPEARANCES

Informal Discussion of Proposed Re-Zoning at 433 Fairway Drive (Boone Golf Club)

Sam Adams and Rick Robbins, representatives of the Boone Golf Club, gave a presentation for informal discussion regarding the proposed re-zoning of the property located at 433 Fairway Drive (Boone Golf Club). The proposal included an 18-hole golf course, single-family housing, and two sections of multi-family housing.

TENTATIVE AGENDA ADOPTION

Upon a motion by Council Member Pruitt, seconded by Council Member Roseman, Council voted unanimously to approve the agenda as presented.

PUBLIC COMMENT

James Redd of Boone spoke in opposition to the proposed golf course redevelopment and cited deed restrictions and traffic concerns.

Byron Tolbert of Boone spoke in opposition to the proposed golf course redevelopment and gave a brief family history of the property.

Sharon Tolbert of Boone spoke in opposition to the proposed golf course redevelopment and referenced traffic and flooding concerns, as well as negative impacts to the viewshed if the redevelopment were approved.

John Callahan of Boone spoke in opposition to the proposed golf course redevelopment and raised concerns about building in a known floodplain and increased traffic.

Melissa Barth of Boone asked about the status of the data center moratorium Council passed earlier in the year and urged Council to take action to prevent data centers from being built in Boone.

David Cheesman of Boone spoke in opposition to the proposed golf course redevelopment and noted zoning concerns regarding dense housing in a neighborhood of single-family homes. He also raised concerns about traffic, noise, and light pollution.

Kim Schwartz of Boone spoke in opposition to the proposed golf course redevelopment and raised concerns about increased traffic.

Beth Bennington of Boone spoke in opposition to the proposed golf course redevelopment and raised concerns regarding flooding and traffic.

APPROVAL OF ITEMS ON CONSENT AGENDA

Upon a motion by Council Member Roseman, seconded by Council Member Pruitt, Council voted unanimously to approve the following items on the Consent Agenda:

1. Engineering Services Agreement for South Fork Raw Water Intake – Hazard Mitigation Project
2. Winkler's Creek Raw Water Intake – Dredging Project
3. Resolution – ABC Permitting Official
4. HRC Budget Expense Proposals
5. Minutes (August 12, 2026, Regular Town Council Meeting)

PLANNING MATTERS

Consideration of July 27, 2026, Public Hearing Cases

Ms. Shook presented Case A26-0448 Invasive Species – UDO Amendment.

Council Member Roseman made a motion to approve the proposed amendment to the Town's UDO and to find that it is consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable, because of the following from Boone Next:

Policy 1.4.1: Protect Ecologically Valuable Areas and Corridors: Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Prioritize conservation of lands adjacent and connected to existing protected areas.
Policy 5.3.1: Protect Ecologically-Valuable Areas: Protect floodplains, steep hillsides, wetlands, and other ecologically valuable areas and corridors from development.

Policy 5.3.3: Plan for Wildlife: Plan for and manage the coexistence of nature and wildlife habitat through development standards that integrate habitat and wildlife migration throughout the town. Council Member Pruitt seconded the motion, which carried unanimously.

Council Member Roseman made a second motion to approve Ordinance A26-0448, and that approval is reasonable and in the public interest because this amendment protects the native habitats that are integral to Boone's ecosystem and people. Council Member Pruitt seconded the motion, which carried unanimously.

Conditional District Process Update and Discussion

Ms. Shook presented new guidance documents and templates for Conditional District zoning map amendments. She said staff created these items to ensure applications were complete and consistent.

Consideration of the Jones House Local Historic Landmark Designation Report

Ms. Mitchell presented the report for the Jones House Local Historic Landmark Designation recommended by the Historic Preservation Commission. Council Member Roseman moved to direct staff to send the report to the NC State Historic Preservation Office (SHPO) for review. Council Member Tait seconded the motion, which carried unanimously.

Appointment to Human Relations Commission

Council Member Ball nominated Alex Castillo for reappointment to the Human Relations Commission. Hearing no further nominations, Mayor Pro-Tem Carter called for a vote.

VOTE:	Aye:	All
	Nay:	None

With no further items, Mayor Pro-Tem Carter adjourned the meeting at 7:42 p.m.

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Nicole Harmon, Town Clerk Todd Carter, Mayor Pro-Tem